

APPENDIX J

CONCEPTUAL STAGE RELOCATION STATEMENT

AND

CONCEPTUAL STAGE INVENTORY RECORD

ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT
RIGHT OF WAY DIVISION - RELOCATION SECTION

INTEROFFICE MEMORANDUM

TO: Perry M. Johnston, Division Head
Right of Way Division

FROM: Tommy Lynn, Reviewing Appraiser, Appraisal Section 
Right of Way Division

DATE: April 7, 2005

SUBJECT: Right of Way Cost Estimate – Preferred Alignment
Springdale Northern Bypass
Job 001966
Benton & Washington Counties

The preferred alignment, formerly designated as line 5 on the February 2004 estimate, was inspected on April 4th & 5th 2005. There were some shifts in the alignment and improvements to be acquired were added or deleted as needed. Improvement values were updated to indicate current market value. Any size difference in the acquisition area is likely within the margin of error in our previous calculations and was updated only to show current land values. The right of way estimate for the preferred alignment is based on the following additional premises:

1. Proposed acquisitions were estimated using aerial photographs showing approximate right of ways.
2. No right of way staking was in place and acquisition areas were estimated
3. Property owners were not contacted and improvements were not entered.
4. Only a limited market study was conducted.

Cost of proposed land acquisition for right of way:	\$25,740,000.00
Cost of improvements to be acquired:	<u>\$33,900,000.00</u>
Total:	\$59,640,000.00

cc: Gross Appraisal File
Administrative File

ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT

INTER OFFICE MEMORANDUM

TO: Marion Butler, Division Head, Environmental Division
FROM: Perry M. Johnston, Division Head, Right of Way Division
DATE: April 11, 2005
SUBJECT: Job 001966
Springdale Northern Bypass
Washington & Benton Counties

**CONCEPTUAL STAGE RELOCATION STATEMENT****GENERAL STATEMENT OF RELOCATION PROCEDURE**

Residents in the proposed right of way for the project will be eligible for relocation assistance in accordance with Public Law 91-646, Uniform Relocation Assistance Act of 1970. The Relocation Program provides advisory assistance and payments to help offset expenses incurred by those who are displaced. It is the Department's Policy that adequate replacement housing will be made available, built if necessary, before any person is required to move from his dwelling. All replacement housing must be fair housing and offered to all affected persons regardless of race, color, religion, sex or national origin. Construction of the project will not begin until decent, safe and sanitary replacement housing is in place and offered to all affected persons. No lawful occupant shall be required to move without receiving 90 days advance written notice.

There are two basic types of relocation payments available: (1) Replacement Housing payments and (2) Moving Expense payments. Replacement Housing payments are made to qualified owners and tenants. An owner may receive a payment of up to \$22,500.00 for the increased cost of a comparable replacement dwelling. The amount of this payment is determined by a study of the housing market. Owners may also be eligible for payments to compensate them for the increased interest cost for a new mortgage and the incidental expenses incurred in connection with the purchase of a replacement dwelling.

A qualified tenant may receive a payment of up to \$5,250.00. Tenants may elect to receive a down payment rather than a rental subsidy to enable them to purchase a replacement dwelling.

These types of payments are made in addition to moving expense payments.

All displaced persons, businesses, farms and nonprofit organizations are eligible for reimbursement for actual reasonable moving costs. Businesses, farms and nonprofit organizations may also be eligible for re-establishment cost payments or a payment in lieu of moving and/or re-establishment costs. This type of payment is not less than \$1,000.00 or

more than \$20,000.00 if relocation cannot be accomplished without a substantial loss of business.

If the displacee is not satisfied with the amounts offered as relocation payments, he will be provided a form to assist in filing a formal appeal. A hearing will be arranged at a time and place convenient for the displacee, and the facts of the case will be promptly and carefully reviewed.

Relocation services will be provided until all persons are satisfactorily relocated. The Relocation Office will have listings of available replacement housing and commercial properties. Information is also maintained concerning other Federal and State Programs offering assistance to displaced persons.

Based on current plans available, it is estimated that the subject project could displace sixty (60) residential owner occupants, nine (9) residential tenant occupants, thirty-nine (39) businesses, fifty (50) personal properties, and six (6) farms. The general characteristics of the displacees to be relocated are listed on the Conceptual Stage Inventory Record forms in the back of this report. The general characteristics have been determined by a visual inspection of the potential displacees by a Relocation Coordinator. The Relocation Coordinator utilizes past experiences and knowledge in making this determination.

Estimated relocation cost for this project is as follows:

60 residential owners	\$1,350,000.00
9 residential tenants	\$90,000.00
39 businesses	\$980,000.00
50 personal properties	\$50,000.00
6 farms	<u>\$120,000.00</u>
	\$2,590,000.00
Services	<u>\$259,000.00</u>
Total Estimated Relocation Cost	\$2,849,000.00

An available housing inventory has been compiled and it indicates there are at least two hundred forty one (241) dwellings available for sale and twenty five (25) dwellings available for rent at this time. A breakdown of the price range is as follows:

<u>PRICE RANGE (FOR SALE)</u>	<u>NUMBER OF UNITS</u>
\$45,000.00 – \$55,000.00	0
\$55,001.00 - \$65,000.00	2
\$65,001.00 - \$75,000.00	3
\$75,001.00 – \$85,000.00	3
\$85,001.00 - \$95,000.00	7
\$95,001.00 - \$105,000.00	2
\$105,001.00 - \$115,000.00	7
\$115,001.00 - \$125,000.00	10
\$125,001.00 - \$135,000.00	12
\$135,001.00 - \$145,000.00	12
\$145,001.00 - \$155,000.00	6
\$155,001.00 - \$165,000.00	13
\$165,001.00 - \$175,000.00	10
\$175,001.00 - \$185,000.00	5
\$185,001.00 - \$195,000.00	12
\$195,001.00 – and over	<u>137</u>
Total	241

<u>PRICE RANGE (FOR RENT)</u>	<u>NUMBER OF UNITS</u>
\$300.00/month-350	0
351/month-400	0
401/month-450	1
451/month-500	1
501/month-550	1
551/month-600	1
601/month-650	3
651/month-and over	<u>18</u>
Total	25

This is a bypass project on Highway 412 North of Springdale. The units in the inventory are in Springdale, Fayetteville and outlying areas. These numbers and dwellings are comparable and adequate to provide replacement housing for the types of families to be displaced. There should be no problems with insufficient housing at this time. In the event housing cannot be found or can be found but not within the displacees' economic means at the time of displacement, Section 206 of Public Law 91-646 (Housing of Last Resort) will be utilized to its fullest and practical extent.

The housing inventory was compiled with the cooperation of real estate companies and newspapers of the area. The dwellings contained in the inventory have been determined to be comparable and decent, safe and sanitary, in an area not less desirable in regard to public utilities and commercial facilities, reasonably accessible to the displacees' places of employment, adequate to accommodate the displacees, and in a neighborhood which is not subject to unreasonably adverse environmental factors. It has also been determined that the

available housing is within the financial means of the displacees and is fair housing open to all persons regardless of race, color, sex, religion or national origin and consistent with the requirements of Title VIII of the Civil Rights Act of 1968.

A commercial and farm property inventory indicates there are one hundred one (101) commercial properties and farms available in Springdale, Fayetteville and outlying areas at this time. The businesses and farms affected should have the opportunity to relocate; however, they may not be able to relocate in the immediate area of the project which may cause loss of patronage resulting in termination of operations. In order to assist the displaced businesses and farms in relocating in the same area, the State will explore all possible sources of funding or other resources which may be available to businesses and farms. Sources which will be considered include State and Local entities, the Department of Housing and Urban Development, the Economic Development Administration, the Farmers Home Administration, the Small Business Administration and other Federal agencies. Emphasis will be given to providing relocation advisory services to the businesses and farms. Appropriate measures will be taken to ensure the businesses and farms to be displaced are fully aware of their benefits and entitlements (in lieu payments, ect.), courses of action which are open to them and any special provisions designed to encourage them to relocate within the same community or area.

It is estimated that there are nine (9) occupants that are elderly, four (4) minority and two (2) that are of a low income. Special attention will be given to these displacees to ensure that replacement housing will be obtained that is within their economic means. These same persons will be offered maximum assistance under provisions in the applicable FHWA regulations. At the time of displacement another inventory of available dwelling units in the area will be obtained and an analysis of the market made to ensure that there are dwellings adequate to meet the needs of these displacees. Also, special relocation advisory services and assistance will be administered commensurate with the displacees' needs. Examples of these include, but are not limited to, Housing of Last Resort as previously mentioned and consultation with local officials, social and federal agencies and community groups.

There are no other identified unusual conditions involved with this project.

**ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT
SPRINGDALE NORTHERN BYPASS
CONCEPTUAL STAGE INVENTORY RECORD
Preferred Line 5**

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status / No. emp.	Vacant Structures	Number in Family	Age of Relocatee
Business	Old Highway 68	N/A	N/A	W	Entertainment/ 2	None	N/A	N/A
Residential Owner	Highway 412	\$60-\$70,000.00	10-15 yrs.	W	N/A	None	2	50-60
Business	Highway 412	N/A	N/A	W	Retail-Service/ 3	None	N/A	N/A
Farm	Highway 412	N/A	N/A	W	Agriculture/ 2	None	N/A	N/A
Residential Owner	Javello Road	\$35-\$45,000.00	25-30 yrs.	W	N/A	None	2	55-65
Residential Owner	Javello Road	\$25-\$35,000.00	5-10 yrs.	W	N/A	None	2	65-75
Residential Owner	Millsap Road	\$100-\$120,000.00	2-4 yrs.	W	N/A	None	4	35-40
Residential Owner	West Brush Creek	\$35-\$40,000.00	25-30 yrs.	W	N/A	None	2	65-75
Residential Owner	Elm Valley Lane	\$30-\$35,000.00	15-20 yrs.	W	N/A	None	3	40-45
Residential Owner	Elm Valley Lane	\$10-\$20,000.00	5-10 yrs.	W	N/A	None	1	35-45
Residential Owner	Elm Valley Lane	\$75-\$85,000.00	20-30 yrs.	W	N/A	None	2	60-70
Residential Tenant	Elm Valley Lane	\$10-\$15,000.00	3-5 yrs.	W	N/A	None	1	30-40

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status / Est. emp.	Vacant Structures	Number in Family	Age of Relocatee
Residential Owner	Marchant Road	\$30-\$35,000.00	10-15 yrs.	W	N/A	None	3	40-45
Residential Owner	Marchant Arena Road	\$50-\$55,000.00	1 yr.	W	N/A	None	2	60-70
Business	Marchant Arena Road	N/A	N/A	W	Horse Arena/ 3	None	N/A	N/A
Residential Owner	Fair Lane	\$25-\$35,000.00	5-10 yrs.	W	N/A	None	2	35-40
Residential Owner	Robbins Road	\$20-\$25,000.00	5-20 yrs.	W	N/A	None	1	35-40
Residential Owner	Robbins Road	\$40-\$45,000.00	25-30 yrs.	W	N/A	None	2	60-65
Personal Property	Highway 112	N/A	N/A	W	N/A	None	N/A	N/A
Business	Highway 112	N/A	N/A	W	Sales/ 1	None	N/A	N/A
Residential Owner	Highway 112	\$10-\$15,000.00	15-20 yrs.	W	N/A	None	1	70-80
Personal Property	Highway 112	N/A	N/A	W	N/A	None	N/A	N/A
Residential Owner	West Miller Road	\$75-\$80,000.00	30-35 yrs.	W	N/A	None	2	65-75
Personal Property	E. Wagon Wheel	N/A	N/A	W	N/A	None	N/A	N/A
Residential Owner	E. Wagon Wheel	\$120-\$135,000.00	2-5 yrs.	W	N/A	None	3	40-45
Farm	South Zion Road	N/A	N/A	W	N/A	None	N/A	N/A
Farm	E. Brown Road	N/A	N/A	W	Agri/ 2	None	N/A	N/A

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status / Est. No. emp.	Vacant Structures	Number in Family	Age of Relocatee
Business	South Zion Partially Displaced	N/A	N/A	W	Quarry/ N/A	None	N/A	N/A
Residential Owner	Spring Creek Road	\$65-\$75,000.00	1-2Yrs.	W	N/A	None	5	40-50
Personal Property	Spring Creek Road	N/A	N/A	W	N/A	None	N/A	N/A
Residential Owner	Puppy Creek Road	\$60-\$70,000.00	1 Yr.	W	N/A	None	3	45-55
Personal Property	Puppy Creek Road	N/A	N/A	W	N/A	None	N/A	N/A
Farm	Puppy Creek Road	N/A	N/A	W	Agri/ 2	None	N/A	N/A
Residential Owner	Conrad Place	\$75-\$90,000.00	20-25 Yrs.	W	N/A	None	2	55-60
Farm	Conrad Place	N/A	N/A	W	Agri/ 2	None	N/A	N/A
Residential Owner	Conrad Place	\$20-\$25,000.00	30-35 yrs.	W	N/A	None	4	75-80
Residential Owner	Conrad Place	\$30-\$35,000.00	5-10 yrs.	W	N/A	None	2	50-55
Business	Burrell	N/A	N/A	W	Retail/ 2	None	N/A	N/A
Residential Owner	Silent Grove Road	\$20-\$25,000.00	50-60 yrs.	W	N/A	None	2	80-90
Residential Owner	Charismatic	\$100-\$125,000.00	New	W	N/A	None	4	45-50
Residential Owner	Charismatic	\$120-\$140,000.00	2 yrs.	W	N/A	None	3	45-50
Residential Owner	Charismatic	\$125-\$150,000.00	2 yrs.	W	N/A	None	3	30-35

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status / No. emp.	Vacant Structures	Number in Family	Age of Relocatee
Residential Owner	Charismatic	\$150-\$170,000.00	1 yr.	W	N/A	None	3	45-55
Residential Owner	Charismatic	\$200-\$225,000.00	1 yr.	W	N/A	None	2	55-60
Residential Owner	Charismatic	\$140-\$160,000.00	2 yrs.	W	N/A	None	4	45-50
Residential Owner	Charismatic	\$200-\$250,000.00	1 yr.	W	N/A	None	2	60-65
Residential Owner	Charismatic	\$150-\$175,000.00	1 yr.	W	N/A	None	3	30-35
Residential Owner	Charismatic	\$225-\$250,000.00	1 yr.	W	N/A	None	5	40-50
Residential Owner	Charismatic	\$225-\$250,000.00	New	B	N/A	None	4	40-50
Residential Owner	Charismatic	\$200-\$225,000.00	New	W	N/A	None	5	35-45
Residential Owner	Charismatic	\$110-\$125,000.00	2 yrs.	W	N/A	None	5	35-40
Residential Owners	Northern Dancer	\$85-\$100,000.00	2 yrs.	W	N/A	None	4	35-40
Residential Tenant	Northern Dancer	\$100-\$125,000.00	6 months 2 years	W	N/A	None	3	35-40
Residential Owner	Northern Dancer	\$175-\$225,000.00	2 yrs.	W	N/A	None	2	45-50
Business	Silent Grove	N/A	N/A	W	Rental/ 1	None	N/A	N/A
Residential Owner	Silent Grove	\$70-\$80,000.00	5-10 yrs.	W	N/A	None	3	40-45
Residential Owner	North Graham	\$5-\$15,000.00	30-40 yrs.	W	N/A	None	1	80-90

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status / Est. No. emp.	Vacant Structures	Number in Family	Age of Relocatee
Residential Owner	Hiland	\$25-\$30,000.00	25-35 yrs.	W	N/A	None	1	75-80
Residential Tenant	Walden	\$40-\$50,000.00	1-2 yrs.	W	N/A	None	4	30-40
Residential Owner	Walden	\$50-\$60,000.00	1-2 yrs.	W	N/A	None	2	50-60
Residential Owner	Walden	\$60-\$70,000.00	3-5 yrs.	W	N/A	None	3	35-45
Residential Owner	Walden	\$40-\$50,000.00	5-10 yrs.	W	N/A	None	4	35-45
Residential Owner	Walden	\$55-\$65,000.00	5-10 yrs.	W	N/A	None	2	50-60
Residential Owner	Walden	\$50-\$60,000.00	2-5 yrs.	W	N/A	None	3	40-50
Business	Market	N/A	N/A	Corp.	Freight/ 2	None	N/A	N/A
Business	Market	N/A	N/A	W	Wholesale/ 3	None	N/A	N/A
Business	Market	N/A	N/A	W	Warehouse/ 1	None	N/A	N/A
Business	Market	N/A	N/A	W	Industrial/ 4	None	N/A	N/A
Business	Market	N/A	N/A	Corp.	Warehouse/ 2	None	N/A	N/A
Business	Razorback & Iiighland	N/A	N/A	W	Auto Repair/ 2	None	N/A	N/A
Business	Razorback	N/A	N/A	W	Sales & Service/ 3	None	N/A	N/A
Business	Razorback	N/A	N/A	W	Service/ 4	None	N/A	N/A

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status / No. emp.	Vacant Structures	Number in Family	Age of Relocatee
Business	Razorback	N/A	N/A	W	Contractor/ 8	None	N/A	N/A
Business	Razorback	N/A	N/A	W	Service/ 3	None	N/A	N/A
Business	Razorback	N/A	N/A	W	Construction/ 3	None	N/A	N/A
Business	Razorback	N/A	N/A	W	Sales/ 1	None	N/A	N/A
Business	Razorback	N/A	N/A	W	Sales/ 2	None	N/A	N/A
Business	Hiland	N/A	N/A	W	Service/ 2	None	N/A	N/A
Business	Hiland	N/A	N/A	W	Service/ 4	None	N/A	N/A
Business	Collins	N/A	N/A	W	Construction/ 4	None	N/A	N/A
Business	Collins	N/A	N/A	W	Construction/ 1	None	N/A	N/A
Business	Collins	N/A	N/A	W	Construction/ 2	None	N/A	N/A
Business	Collins	N/A	N/A	W	Sales/ 1	None	N/A	N/A
Business	Collins	N/A	N/A	W	Service/ 1	None	N/A	N/A
Business	Collins	N/A	N/A	W	Construction/ 3	None	N/A	N/A
Personal Property	Collins	N/A	N/A	W	N/A	None	N/A	N/A
Business	Collins	N/A	N/A	W	Design/ 1	None	N/A	N/A

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status / No. emp.	Vacant Structures	Number in Family	Age of Relocatee
Business	Razorback	N/A	N/A	W	Construction/ 8	None	N/A	N/A
Business	Hiland	N/A	N/A	W	Construction/ 4	None	N/A	N/A
Business	Hiland	N/A	N/A	W	Sales & Service/ 2	None	N/A	N/A
Residential Tenant	Hiland	\$40-\$50,000.00	2-4 yrs.	W	N/A	None	2	35-45
Business	Highway 71-B	N/A	N/A	W	Sales/ 2	None	N/A	N/A
Business	Highway 71-B	N/A	N/A	H	Restaurant/ 6	None	N/A	N/A
* Business	Highway 71-B	N/A	N/A	W	Sales/ 3	None	N/A	N/A
Business	Highway 71-B	N/A	N/A	W	Sales/ 3	None	N/A	N/A
Residential Tenant	Highway 71-B	\$45-\$55,000.00	2 yrs.	H	N/A	None	4	40-50
Business	Highway 71-B	N/A	N/A	W	Construction/ 3	None	N/A	N/A
Personal Property	Highway 71-B	N/A	N/A	W	N/A	None	N/A	N/A
Business	North Oak	N/A	N/A	W	Manufacturing/ 15	None	N/A	N/A
Personal Property	Hatcher	N/A	N/A	W	N/A	None	N/A	N/A
Residential Owner	Hatcher	\$7-\$15,000.00	23-30 yrs.	W	N/A	None	1	75-85
Residential Tenant	Hatcher	\$25-\$30,000.00	5-10 yrs.	W	N/A	None	4	45-50

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status / No. emp.	Vacant Structures	Number in Family	Age of Relocatee
Residential Owner	Hatcher	\$60-\$70,000.00	4-10 yrs.	W	N/A	None	2	60-65
Personal Property	Hatcher & Old Wire	N/A	N/A	W	N/A	None	N/A	N/A
Residential Owner	Old Wire	\$60-\$70,000.00	30-35 yrs.	W	N/A	None	2	65-75
Residential Owner	Old Wire	\$70-\$80,000	10-20 yrs.	W	N/A	None	2	60-70
Residential Owner	Old Wire	\$30-\$40,000.00	4-8 yrs.	W	N/A	None	2	65-70
Residential Owner	Old Wire	\$80-\$100,000.00	15-20 yrs.	W	N/A	None	2	55-60
Residential Owner	Hatcher	\$10-\$15,000.00	15-20 yrs.	W	N/A	None	2	65-70
Personal Property	Reed Road	N/A	N/A	W	N/A	None	N/A	N/A
Residential Tenant	Mountain Road	\$25-\$30,000.00	1 yr	H	N/A	None	4	30-35
Residential Owner	Katie Lane	\$35-\$40,000.00	20-25 yrs.	W	N/A	None	3	50-55
Residential Owner	Off Katie Lane	\$75-\$100,000.00	5-10 yrs.	W	N/A	None	2	40-45
Residential Owner	E. Monitor Road	\$75-\$85,000.00	25-30 yrs.	W	N/A	None	3	55-60
Farm	E. Monitor Road	N/A	N/A	W	Agri Cattle/ 2	None	N/A	N/A
Business	Parsons-Monitor Road	N/A	N/A	W	Rock Quarry/ 25	None	N/A	N/A
Residential Owner	Coonskin Bluff Road	\$50-\$60,000.00	5-10 yrs.	W	N/A	None	4	35-40

Occupant Status	Address of Structure	Income Level	Tenure of Family	Race	Business Status / Est. No. emp.	Vacant Structures	Number in Family	Age of Relocatee
Residential Owner	Coonskin Bluff Road	\$55-\$60,000.00	3-6 yrs.	W	N/A	None	2	50-60
40 Personal Properties	Coonskin Bluff Road	N/A	N/A	W & O	N/A	None	N/A	N/A
Residential Owner	Coonskin Bluff Road	\$45-\$50,000.00	3-5 yrs.	W	N/A	None	3	30-40
Residential Tenant	Highway 412	\$30-\$40,000.00	2-5 yrs.	W	N/A	None	4	25-30
Residential Owner	Highway 412	\$10-\$15,000.00	5-6 yrs.	W	N/A	1	2	70-80
Residential Tenant	Highway 412	\$20-\$25,000.00	5-6 yrs.	W	N/A	None	4	35-40
Residential Owner	Highway 412	\$100-\$125,000.00	5-6 yrs.	W	N/A	1	3	50-55
Residential Owner	Highway 412	\$70-\$80,000.00	4-6 yrs.	W	N/A	None	4	35-40

* Partially displaced